


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31-33		EGERTON RD, ARLINGTON

OWNERSHIP

Owner 1:	RAFTOPOULOS DEAN & PETER N/TRS	Unit #:	1
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Owner 2:	PAULA RAFTOPOULOS REAL ESTATE
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Owner 3:	TRUST
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Street 1:	2 WIRTHMORE LANE
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Street 2:	
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Twn/City:	LYNNFIELD
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St/Prov:	MA	Cntry:		Own Occ:	N
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Postal:	01940	Type:	
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PREVIOUS OWNER

Owner 1:	RAFTOPOULOS PAULA N -
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Owner 2:	-
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Street 1:	2 WIRTHMORE LANE
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Twn/City:	LYNNFIELD
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St/Prov:	MA	Cntry:	
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Postal:	01940	
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NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1966, having primarily Vinyl Exterior and 1990 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7911																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	506,500			506,500		
							290027
							GIS Ref
							GIS Ref
							Insp Date
							05/11/18

 Total Card / Total Parcel
 506,500 / 506,500
 506,500 / 506,500
 506,500 / 506,500

Prior Id # 1:	2222
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

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USER DEFINED

Prior Id # 1: 2222

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
RAFTOPOULOS PAU	125-15		4/2/2013	Convenience	10
RAFTOPOULOS PAU	35-49		6/27/2007		No No M DEED

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/14/2017	1035	Redo Bat	31,200	C					5/11/2018	Measured	DGM	D Mann
7/25/2017	939	New Wind	6,000	C					1/23/2008	External Ins	BR	B Rossignol
8/10/2016	2006	New Wind	1,275	C					9/20/1999	Meas/Inspect	256	PATRIOT
									8/24/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good													
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating:													
Prime Wall: 4 - Vinyl				A HBth: 1	Rating:													
Sec Wall: 1	%			OthrFix: 1	Rating:													
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: GREY																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 1966	Eff Yr Blt:			A Kits: 1	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:	Alt %:			Fpl: 2	Rating: Good			Other										
Jurisdct: G9	Fact: .			WSFlue: 1	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
INTERIOR INFORMATION				CONDOS INFORMATION				Lower										
Avg Ht/FL: STD				Location: 1				Totals	RMs: 7	BRs: 3	Baths: 1	HB						
Prim Int Wall: 2 - Plaster				Total Units: 1														
Sec Int Wall: 1	%			Floor: M - Multi-Level														
Partition: T - Typical				% Own: 50.000000000														
Prim Floors: 3 - Hardwood				Name: 1														
Sec Floors: 1	%																	
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1										
SPEC FEATURES/YARD ITEMS				PARCEL ID 003.A-0001-0001.1														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:	Total Special Features:						Total:										